

FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:
1. CONTRACTOR OPTION TO REPLACE DOUBLE JOISTS SHOWN WITH SINGLE 11 7/8" TJ / SERIES 360 AT 16" O.C.

THIS PLAN MEETS NEW JERSEY ENERGY CODE PER BULLETIN '11-1'. COMPLIANCE WITH RESCHECK SOFTWARE.

N.J.U.C.C. REQUIREMENTS
2009 INTERNATIONAL RESIDENTIAL CODE
NEW JERSEY EDITION

USE GROUP R-5
CONSTRUCTION TYPE 5B

LIVE LOADS

FLOORS	40 PSF
BEDROOM FLOORS	30 PSF
ATTIC (ACCESSED BY FIXED STAIR ONLY)	30 PSF
CEILING	20 PSF
ROOF	30 PSF
DECK	60 PSF

AREA

1st FL	1498 SF
2nd FL (INCLUDING OPEN AREAS)	1484 SF
FINISHED ATTIC	468 SF
TOTAL	3450 SF
OPEN AREAS	55 SF

BLDG. COVERAGE (1490 S.F. MAX.) 1939 SF

HOUSE	1498 SF
DETACHED GARAGE	238 SF

PORCH COVERAGE (390 S.F. MAX.) 64 SF

HABITABLE ATTIC

2nd FLOOR SQ. FT.	1484 SF
7'-0" OR GREATER (495 S.F. MAX.)	489 SF

F.A.R. (3200 S.F. MAX.) -- SF

VOLUME (IN CUBIC FEET)

HOUSE	-- CF
DETACHED GARAGE	-- CF

GENERAL NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH NEW JERSEY UNIFORM CONSTRUCTION CODE.
- CONTRACTOR TO INSPECT AND VERIFY ALL SITE CONDITIONS.
- ALL FOOTINGS TO BEAR ON VIRGIN SOIL.
- SOIL BEARING CAPACITY ASSUMED TO BE TWO (2) TONS. IF SOIL ENCOUNTERED IS LESS, NOTIFY ARCHITECT.
- ALL BELOW GRADE BLOCK IS TO BE HOLLOW CORE LOAD BEARING TYPE FOR BELOW GRADE CONSTRUCTION.
- STEPPED FOOTINGS, WHERE NECESSARY, SHALL BE STEPPED AT A RATIO OF ONE VERTICAL BLOCK FOR EVERY TWO HORIZONTAL BLOCKS MINIMUM.
- CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI UNLESS OTHERWISE NOTED.
- DUR-O-WALL TRUSS-TYPE REINFORCING TO BE USED EVERY OTHER BLOCK COURSE (BELOW GRADE).
- ALL FRAMING LUMBER TO BE NO. 2 DOUGLAS FIR OR SOUTHERN PINE MINIMUM Fb=1250 PSI.
- PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS PARALLEL TO JOISTS. ALL FLOOR AND ROOF OPENINGS TO BE BOXED WITH DOUBLE JOISTS HEADERS.
- ALL NAILING TO BE DONE IN ACCORDANCE WITH IRC TABLE R602.3(C1).
- ELECTRICAL LAYOUT IS SCHEMATIC AND SHALL BE INSTALLED AS PER N.J.A.C. 5:23-3.16.
- PLUMBING TO BE INSTALLED AS PER N.J.A.C. 5:23-3.15.
- THESE PLANS COMPLY WITH NEW JERSEY'S ENERGY SUB-CODE.
- CONTRACTOR TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS.
- PROVIDE STEEL LINTELS OVER ALL BRICK OPENINGS (WHERE REQUIRED LINTELS TO BE 3 1/2" X 3 1/2" X 1/4" UNLESS OTHERWISE NOTED).
- ALL WOOD TO BE USED FOR EXTERIOR DECKING TO BE PRESSURE-TREATED.
- CONTRACTOR IS TO BE RESPONSIBLE FOR GETTING ALL REQUIRED BUILDING PERMITS, FEES, AND INSPECTIONS.
- SMOKE DETECTORS TO BE HARDWIRED SO THAT IF ONE DETECTOR SIGNALS, ALL WILL SIGNAL. ALL DETECTORS TO HAVE BATTERY BACK-UP SYSTEM.
- IF FUEL-BURNING APPLIANCES ARE TO BE USED, PROVIDE EITHER HARDWIRED OR PLUG-IN TYPE CARBON MONOXIDE DETECTOR IN IMMEDIATE VICINITY OF THE SLEEPING ROOMS.
- ALL HEADERS ABOVE OPENING ARE TO BE (2) 2" X 10" UNLESS OTHERWISE NOTED.
- PROVIDE CEMENT, FIBER-CEMENT, OR GLASS MAT GYPSUM BACKERS IN TUB/SHOWER AREAS.
- ALL METAL HANGERS AND ANCHOR BOLTS ATTACHED TO PRESSURE-TREATED LUMBER TO BE HOT-DIPPED GALVANIZED (G-185 MINIMUM).
- FIREPLACES TO DRAW COMBUSTION AIR FROM EXTERIOR.

FOR PLANNING BOARD OR BOARD OF ADJUSTMENT ONLY. NOT TO BE USED FOR CONSTRUCTION PERMIT.

FOUNDATION PLAN
GENERAL NOTES
A-1

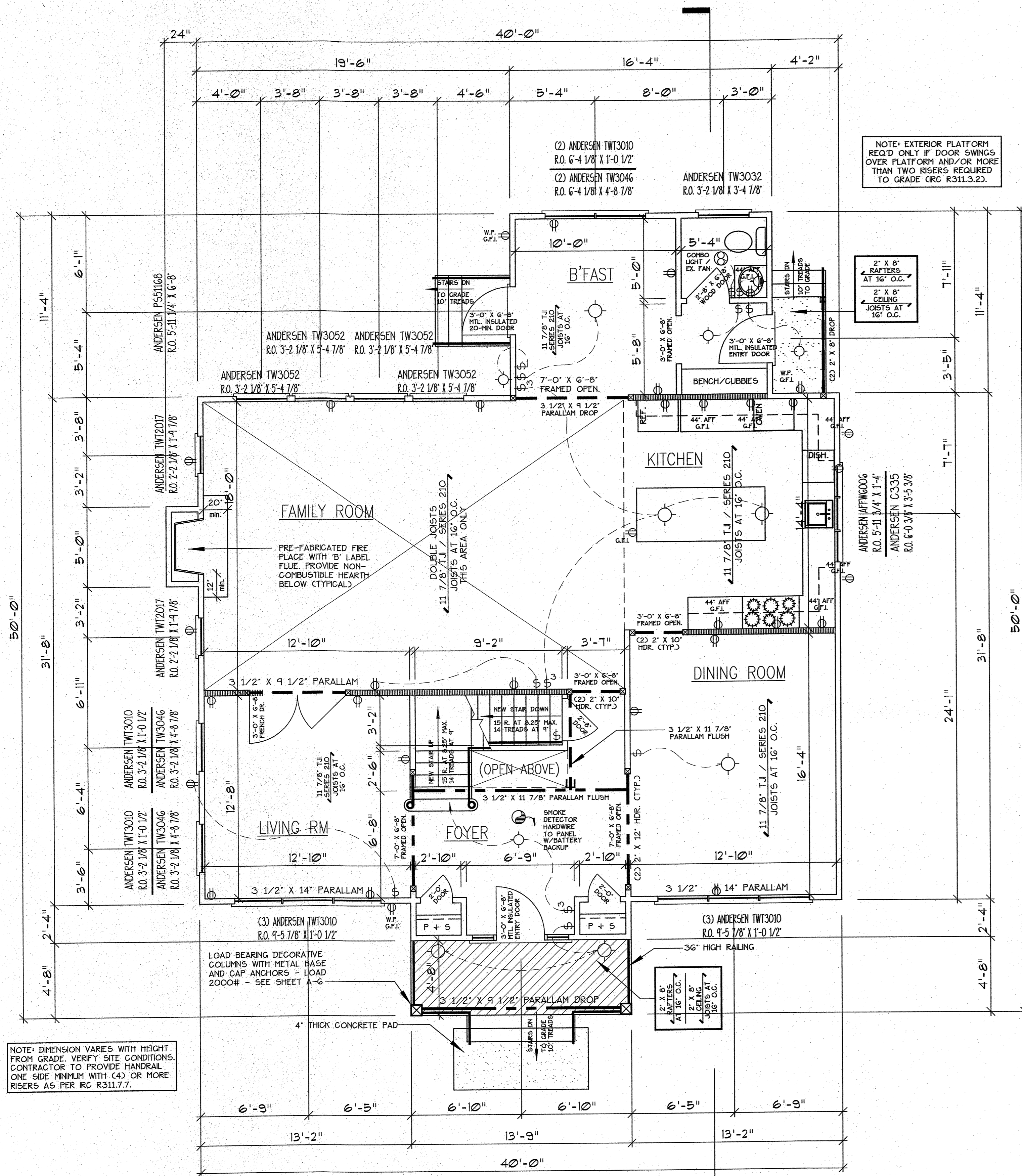
Proposed Dwelling For:
BARBARA BENI
525 W. 7TH STREET
PLAINFIELD, NEW JERSEY

02/5/2020 JOB#: 2019/007
1 of 7 DRAWN BY: D.T.

(908) 561-5560
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FIRST FLOOR space planning
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Roger C. Winkle



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

GENERAL CONSTRUCTION NOTES:

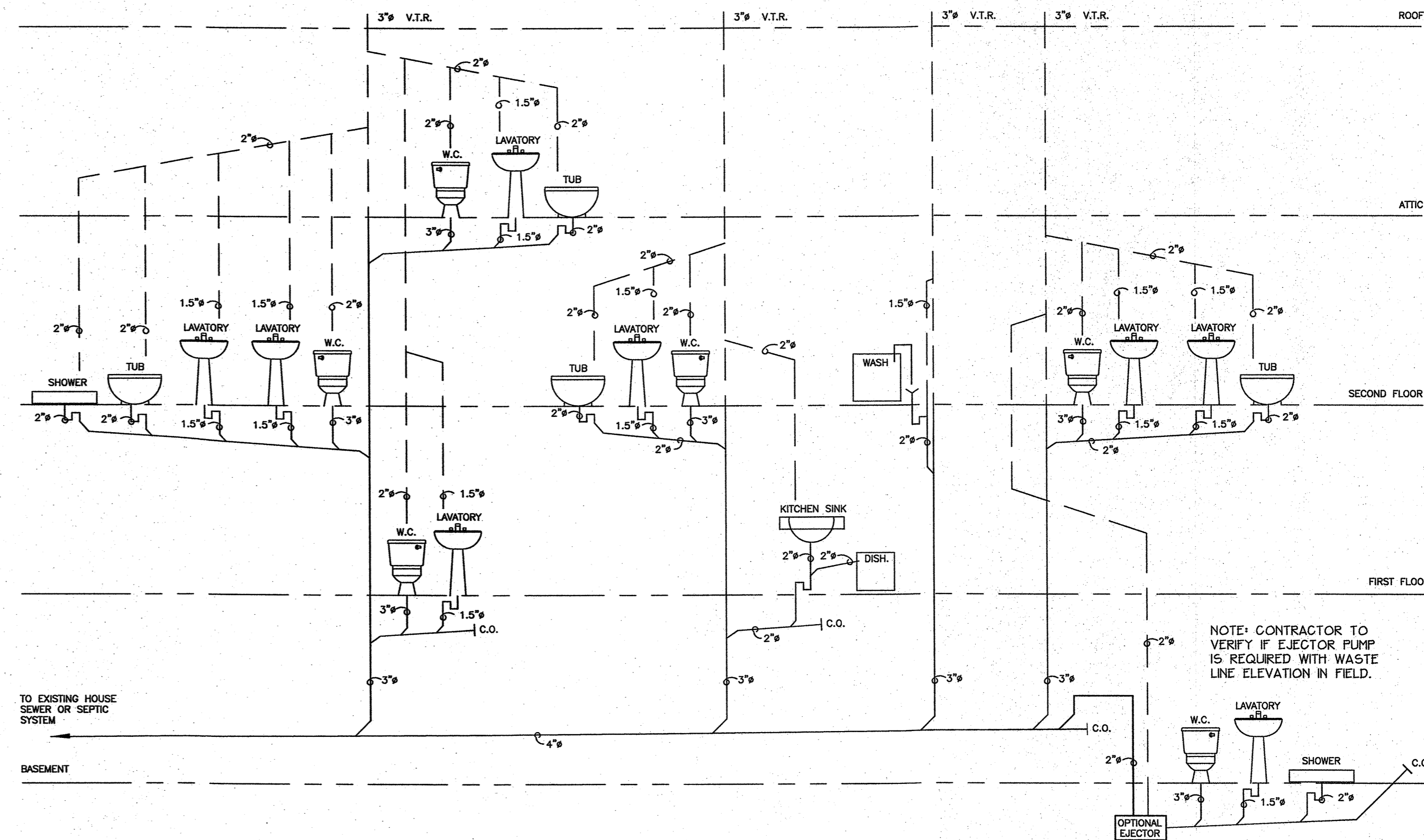
1. CONTRACTOR OPTION TO REPLACE DOUBLE JOISTS SHOWN WITH SINGLE 11 7/8" TJI / SERIES 560 AT 16" O.C.

NOTE: DIMENSION VARIES WITH HEIGHT FROM GRADE. VERIFY SITE CONDITIONS. CONTRACTOR TO PROVIDE HANDRAIL ONE SIDE MINIMUM WITH (4) OR MORE RISERS AS PER IRC R311.7.7.

NOTE: EXTERIOR PLATFORM REQ'D ONLY IF DOOR SWINGS OVER PLATFORM AND/OR MORE THAN TWO RISERS REQUIRED TO GRADE (IRC R311.3.2).

2" X 8" BATTERIES AT 16" O.C.
2" X 8" CEILING JOISTS AT 16" O.C.

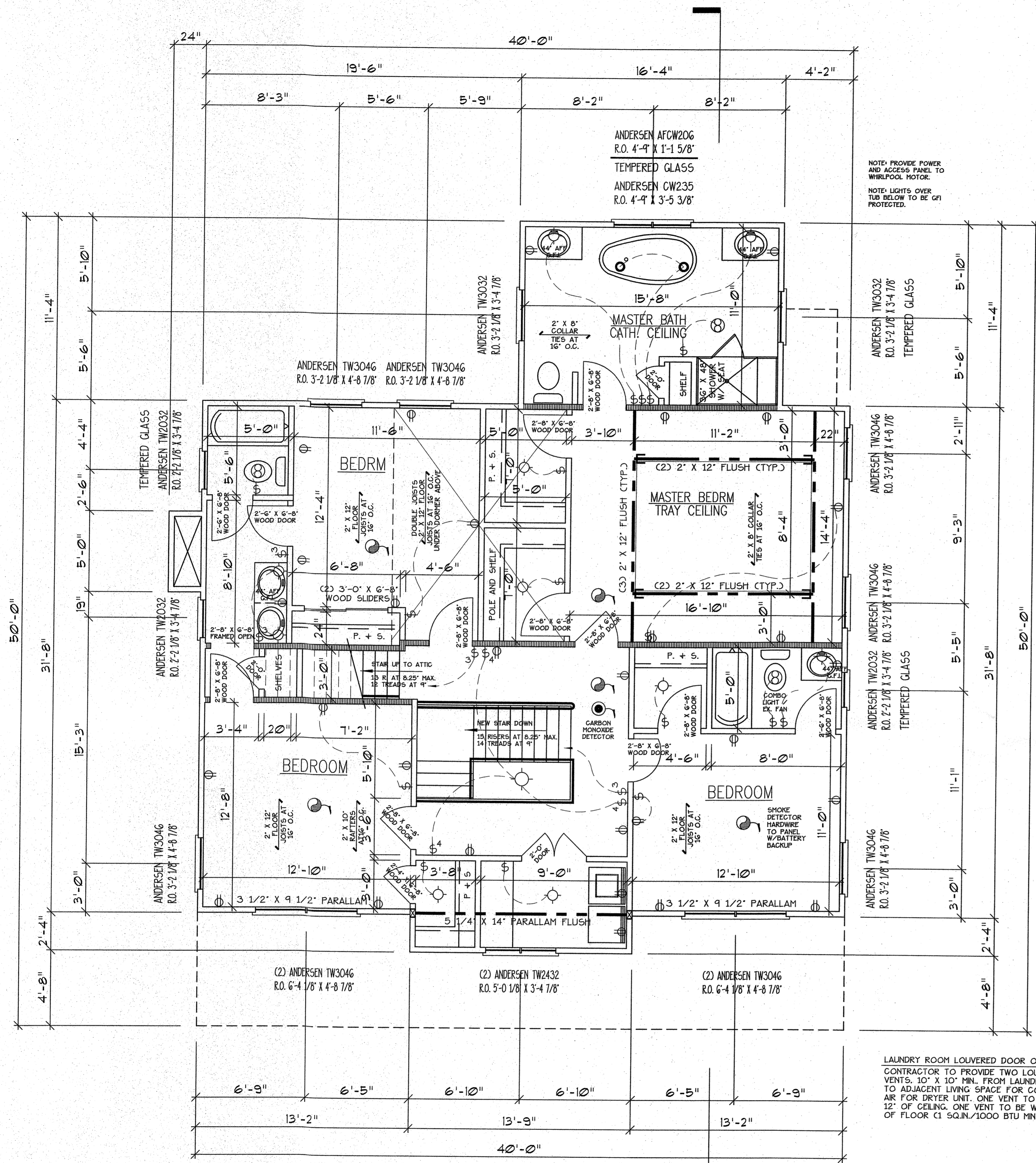
ANDERSEN IAFW606 R.O. 5'-11 1/4" X 1'-4"
ANDERSEN C335 R.O. 6'-0" X 1'-3 3/8"



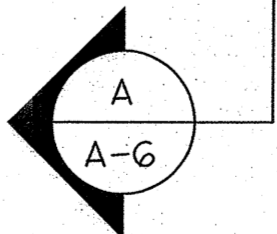
PLUMBING RISER DIAGRAM
NOT TO SCALE

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FIRST FLOOR PLAN PLUMBING RISER DIAGRAM		A-2
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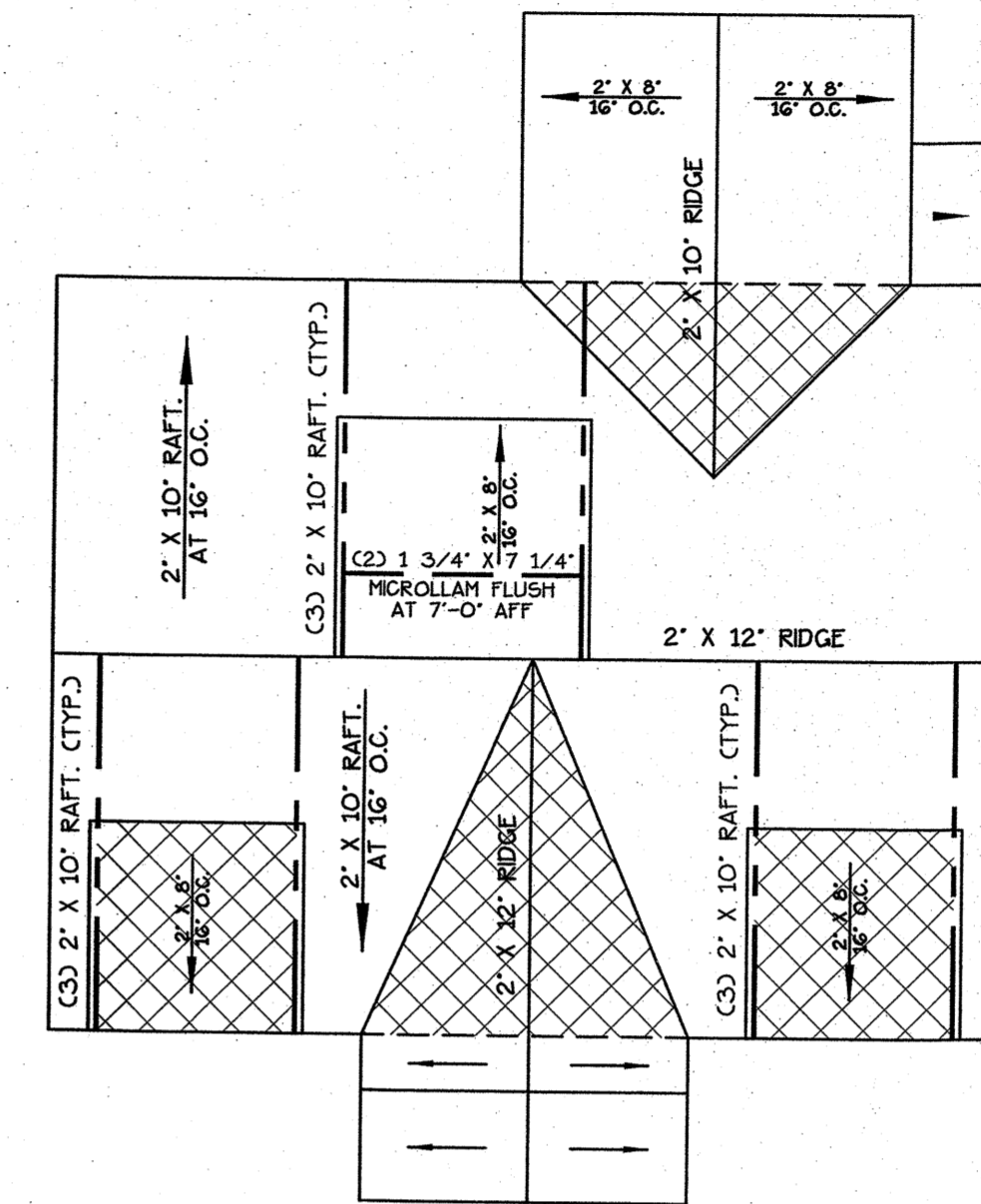


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



NOTE: PROVIDE POWER
 AND ACCESS PANEL TO
 WHIRLPOOL MOTOR.

NOTE: LIGHTS OVER
 TUB BELOW TO BE GFI
 PROTECTED.



ROOF PLAN
 SCALE: 1/8" = 1'-0"

NOTE: HATCHED AREAS INDICATE
 ROOF TO BE FRAMED OVER MAIN
 ROOF FRAMING UNLESS NOTED.

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SECOND FLOOR PLAN
 ROOF PLAN

A-3

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 3 OF 7 DRAWN BY: D.T.

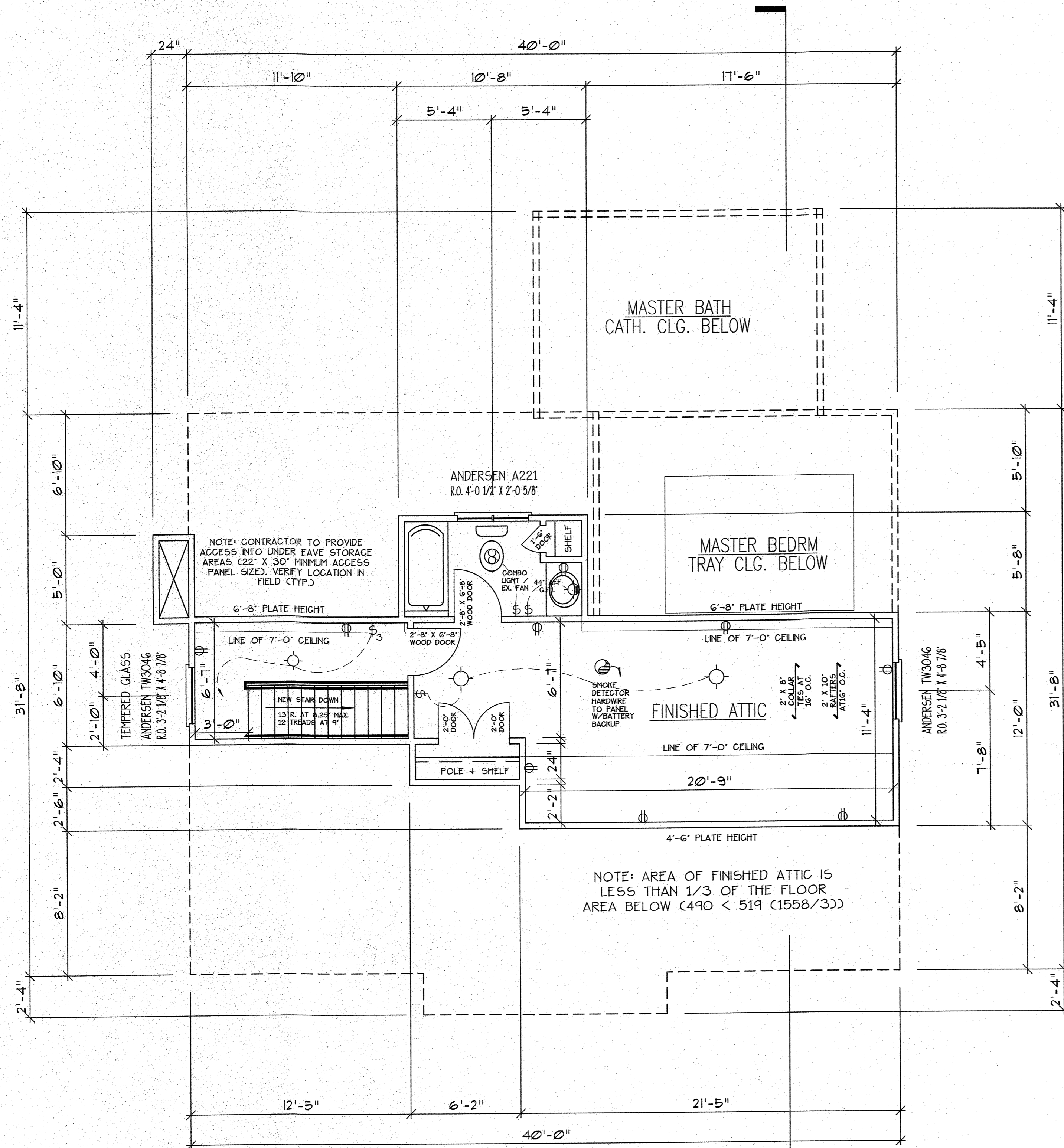
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FIRST FLOOR
 interiors
 space planning

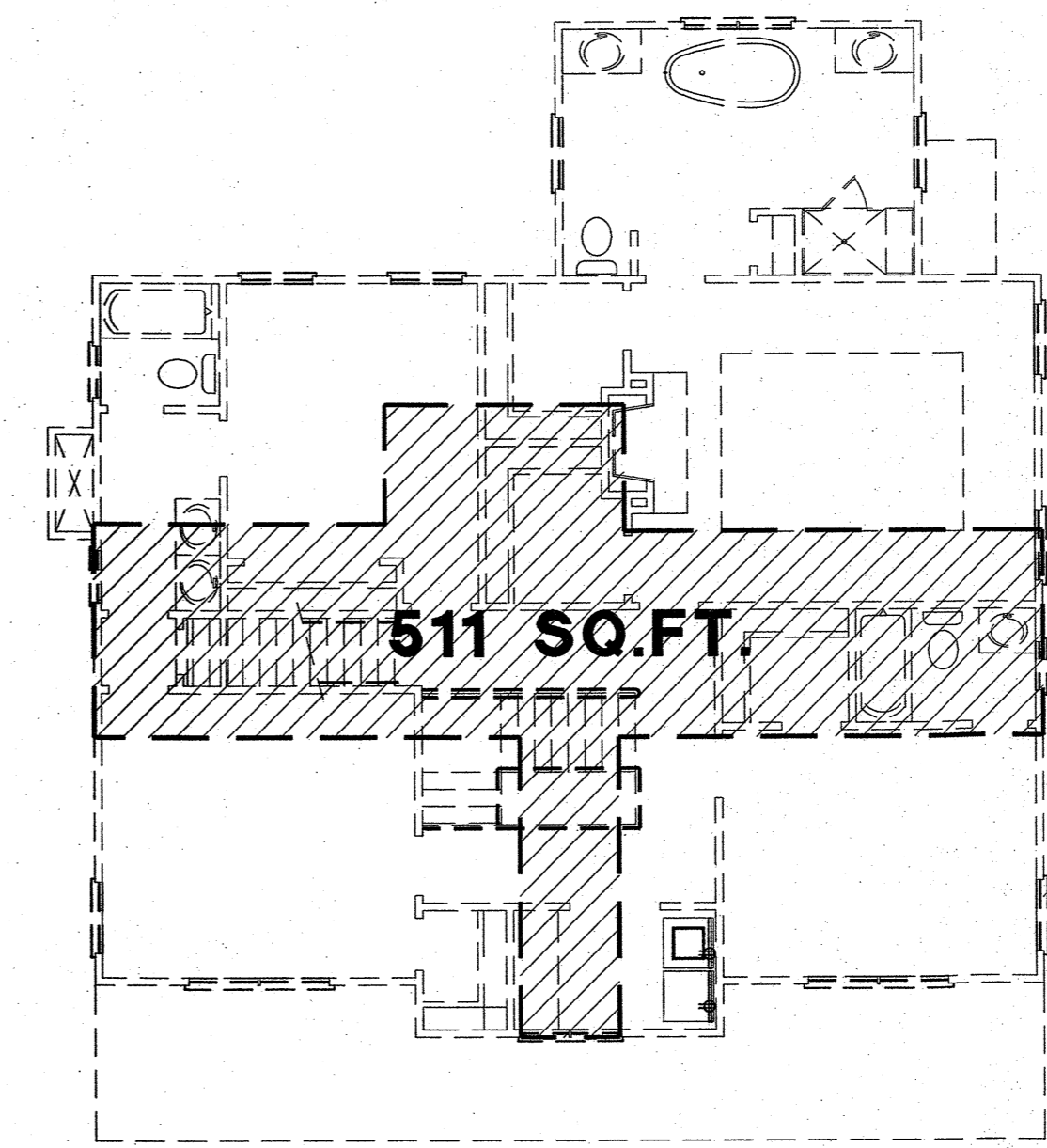
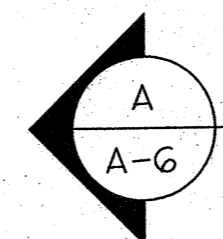
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FINISHED ATTIC PLAN
SCALE: 1/4" = 1'-0"



NOTE: AREA OF FINISHED ATTIC 7'-0" HIGH OR GREATER IS LESS THAN 1/3 OF THE FLOOR AREA BELOW (511 SF < 519 SF (1558/3))

ATTIC 7'-0" H. OR GREATER
SCALE: 1/8" = 1'-0"

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FINISHED ATTIC PLAN
HABITABLE ATTIC DIAGRAM

A-4

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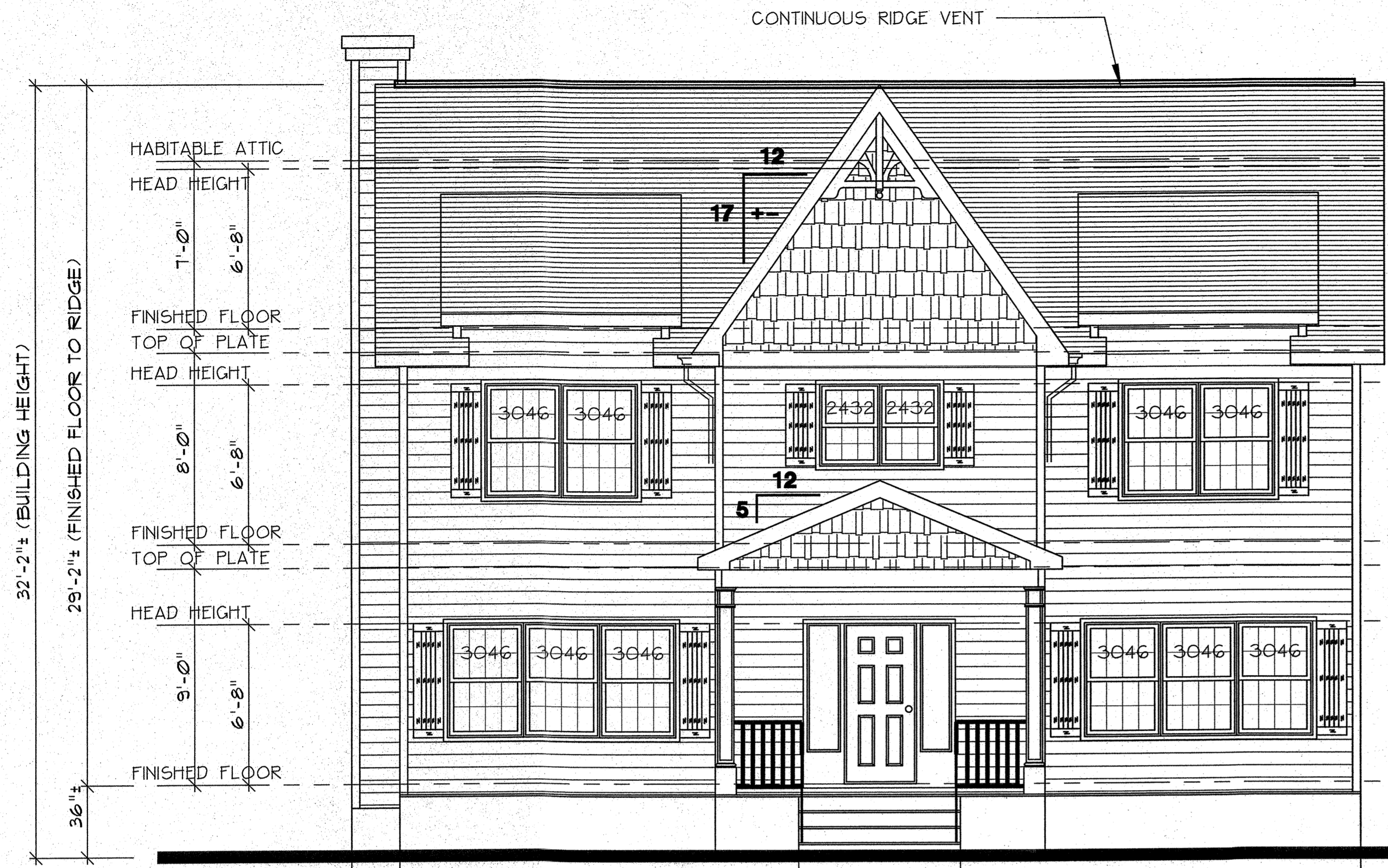
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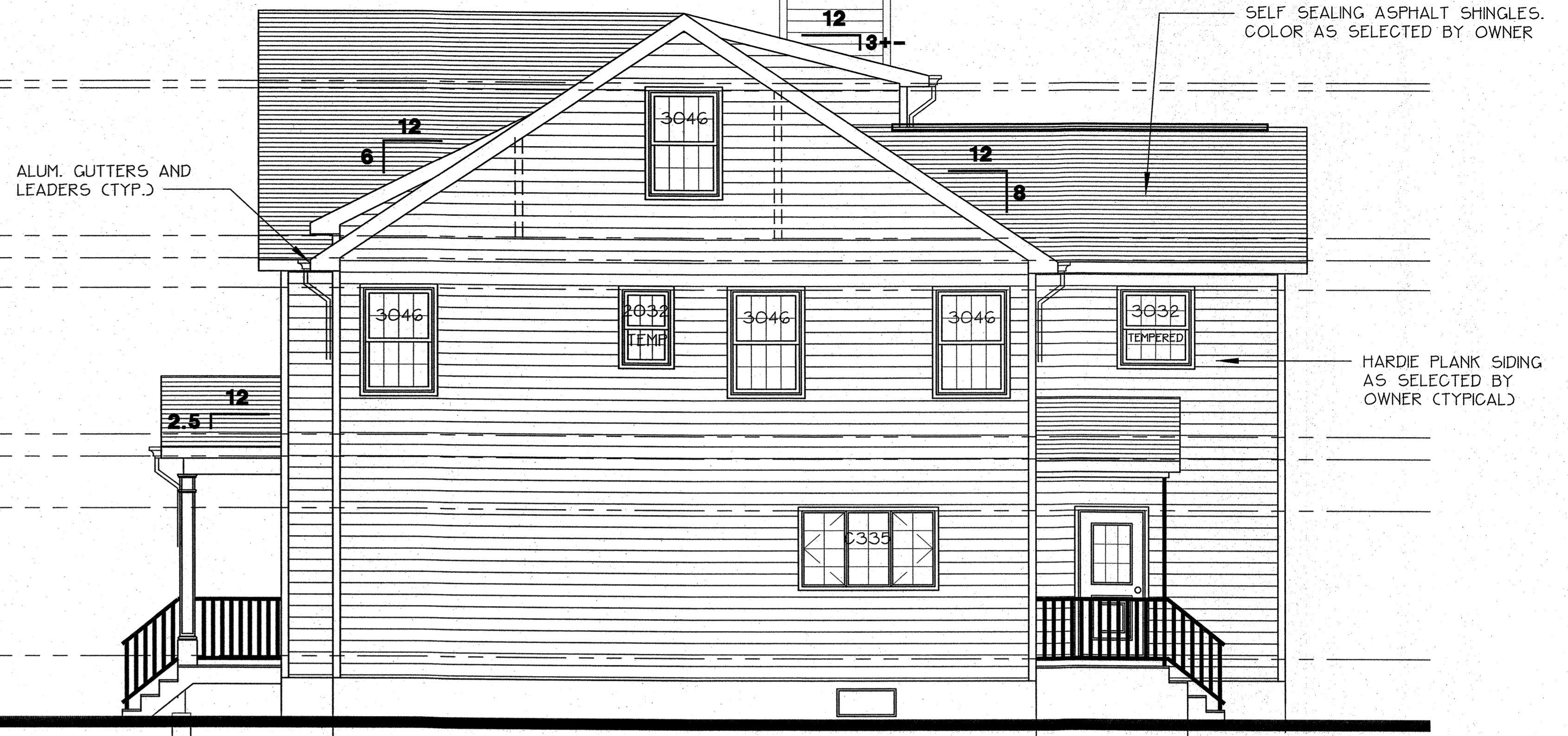
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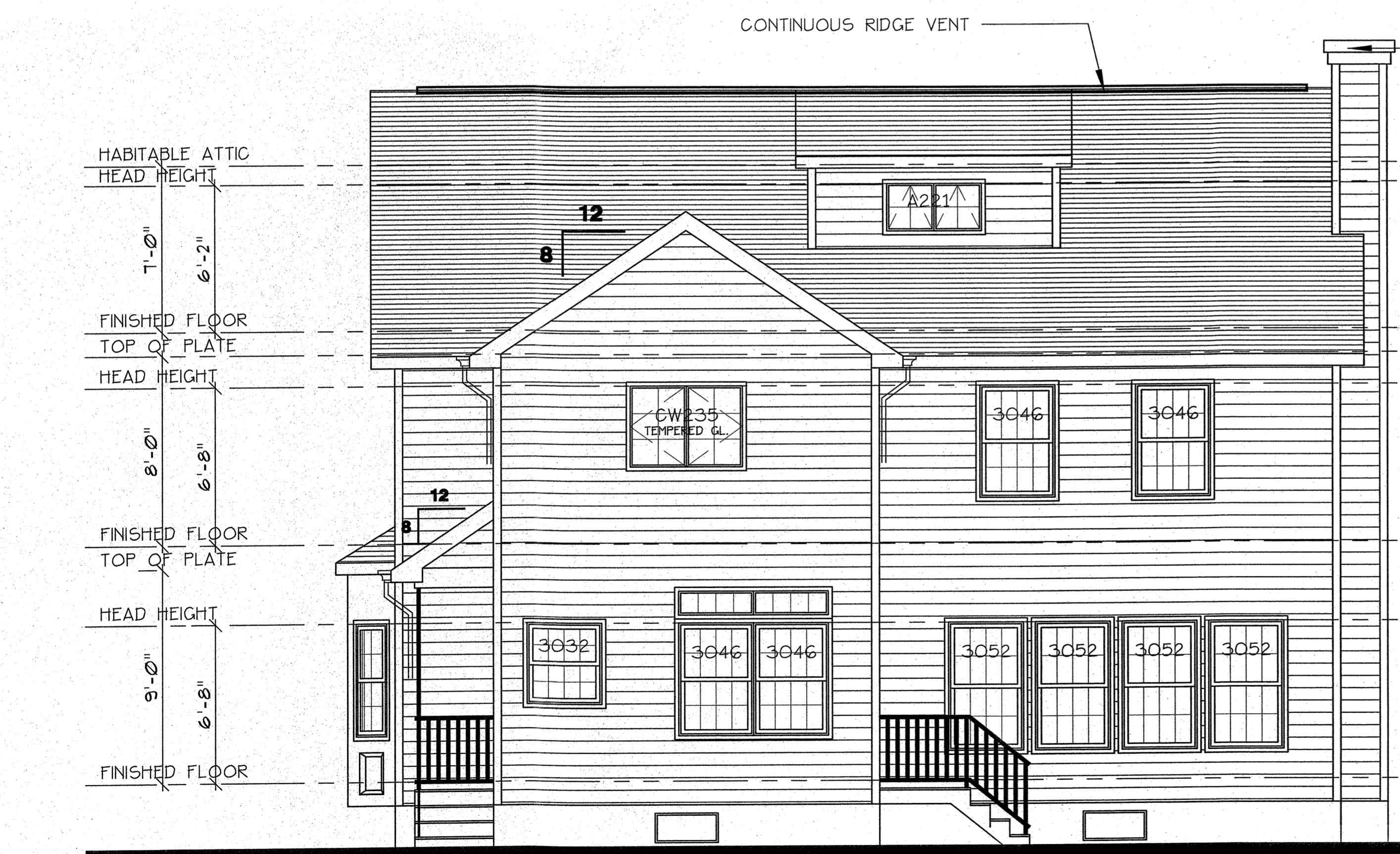
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FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

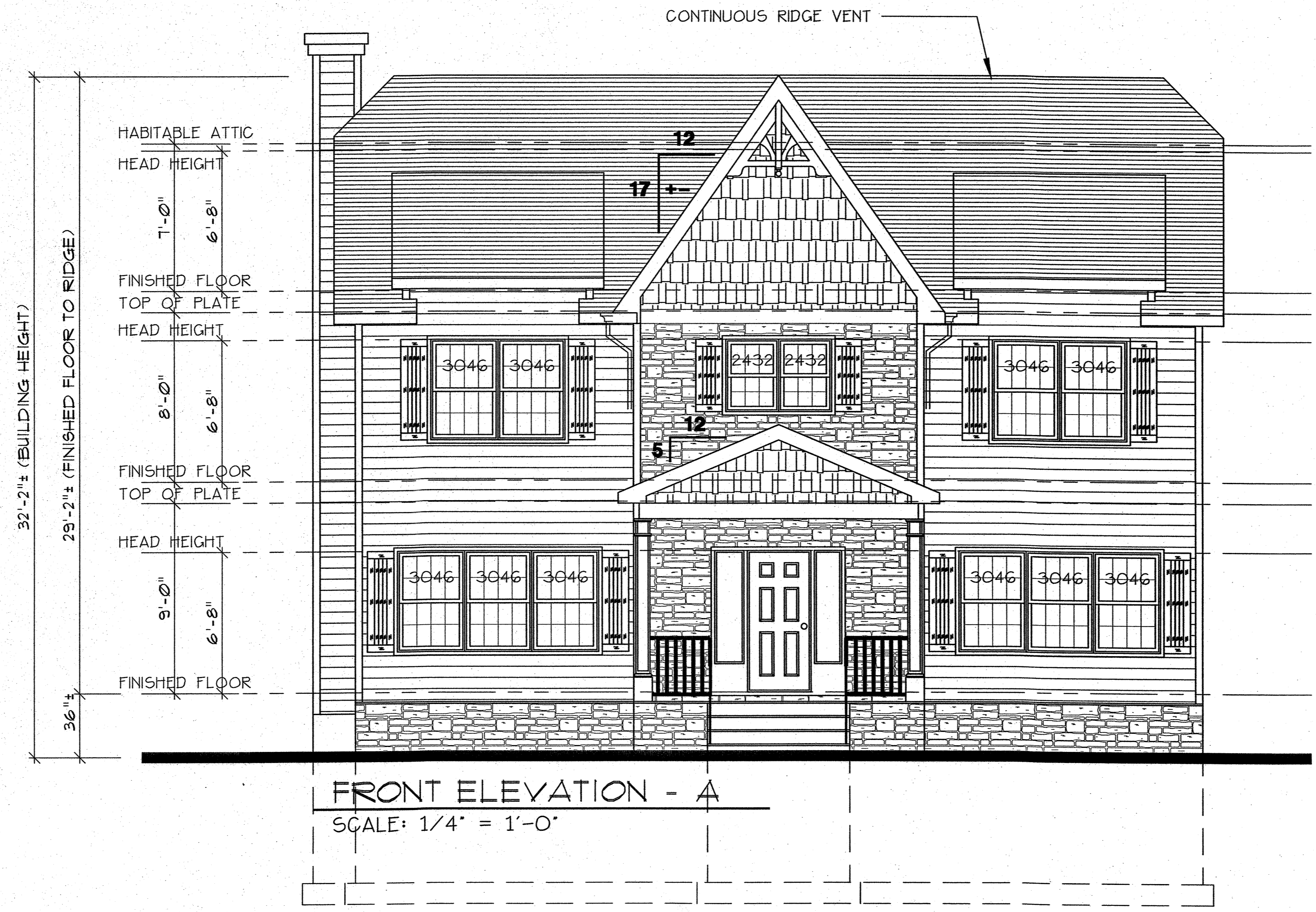


REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A-5	
ELEVATIONS	
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ELEVATIONS

A-5A

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6 of 7	DRAWN BY: D.T.

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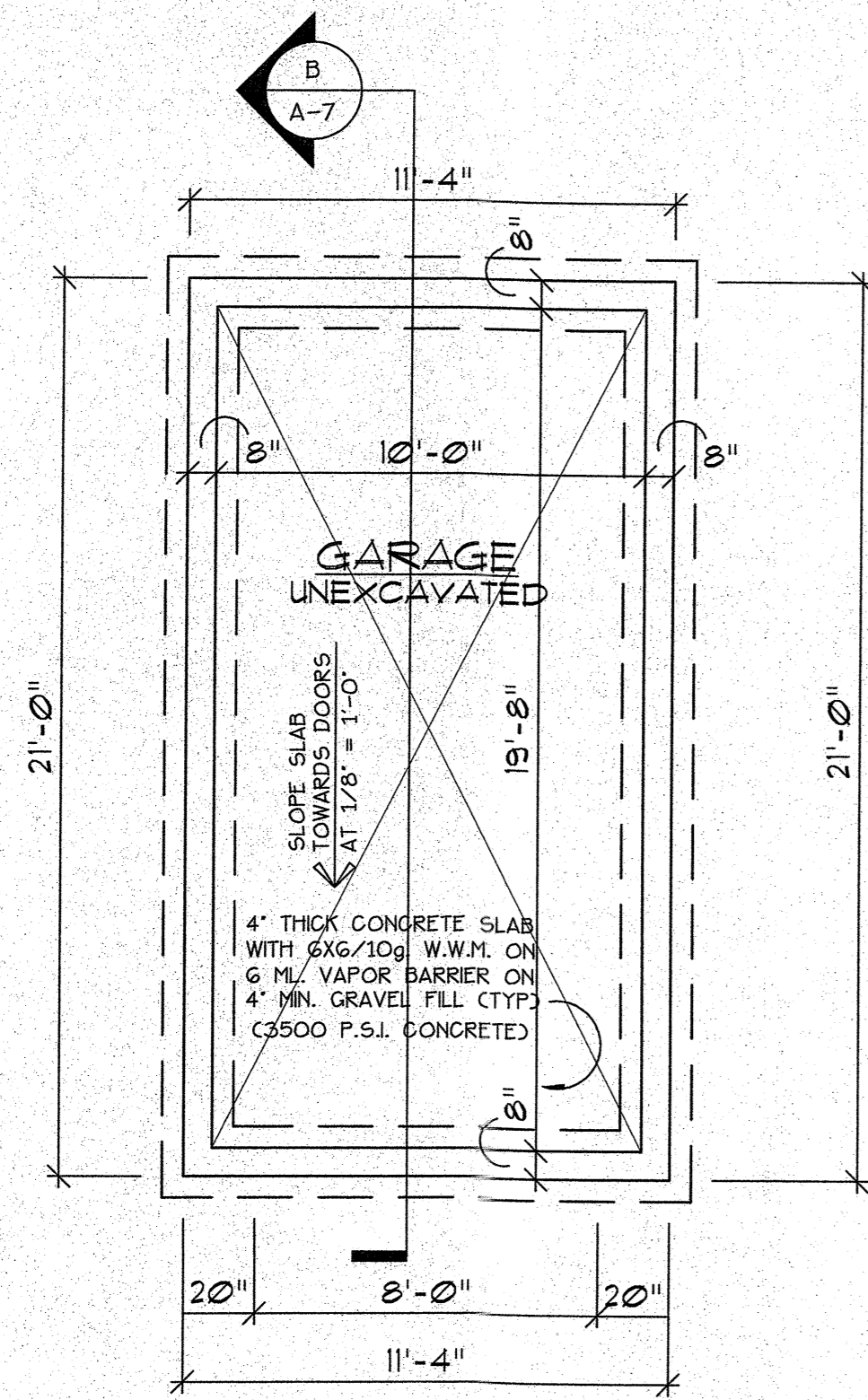
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space planning

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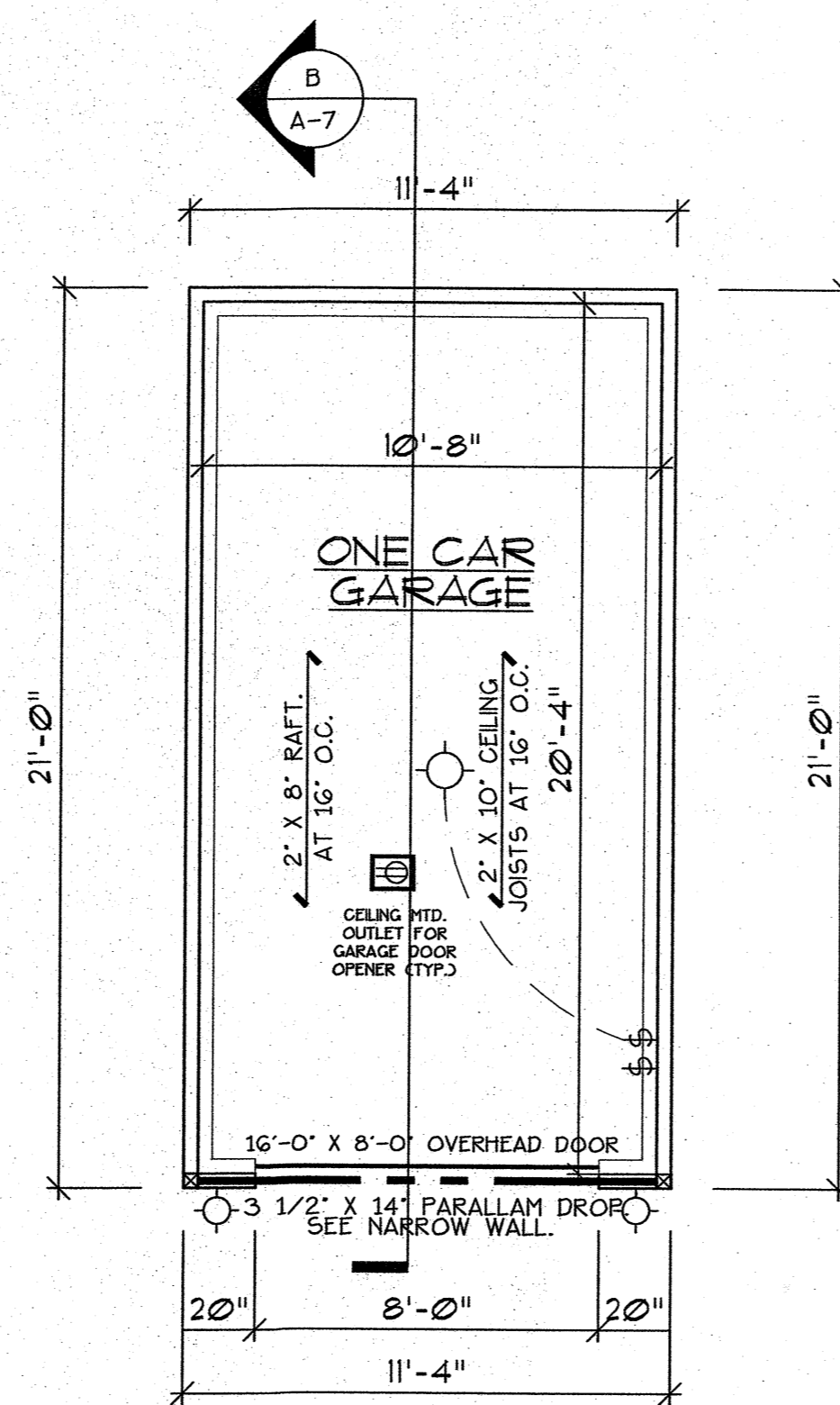
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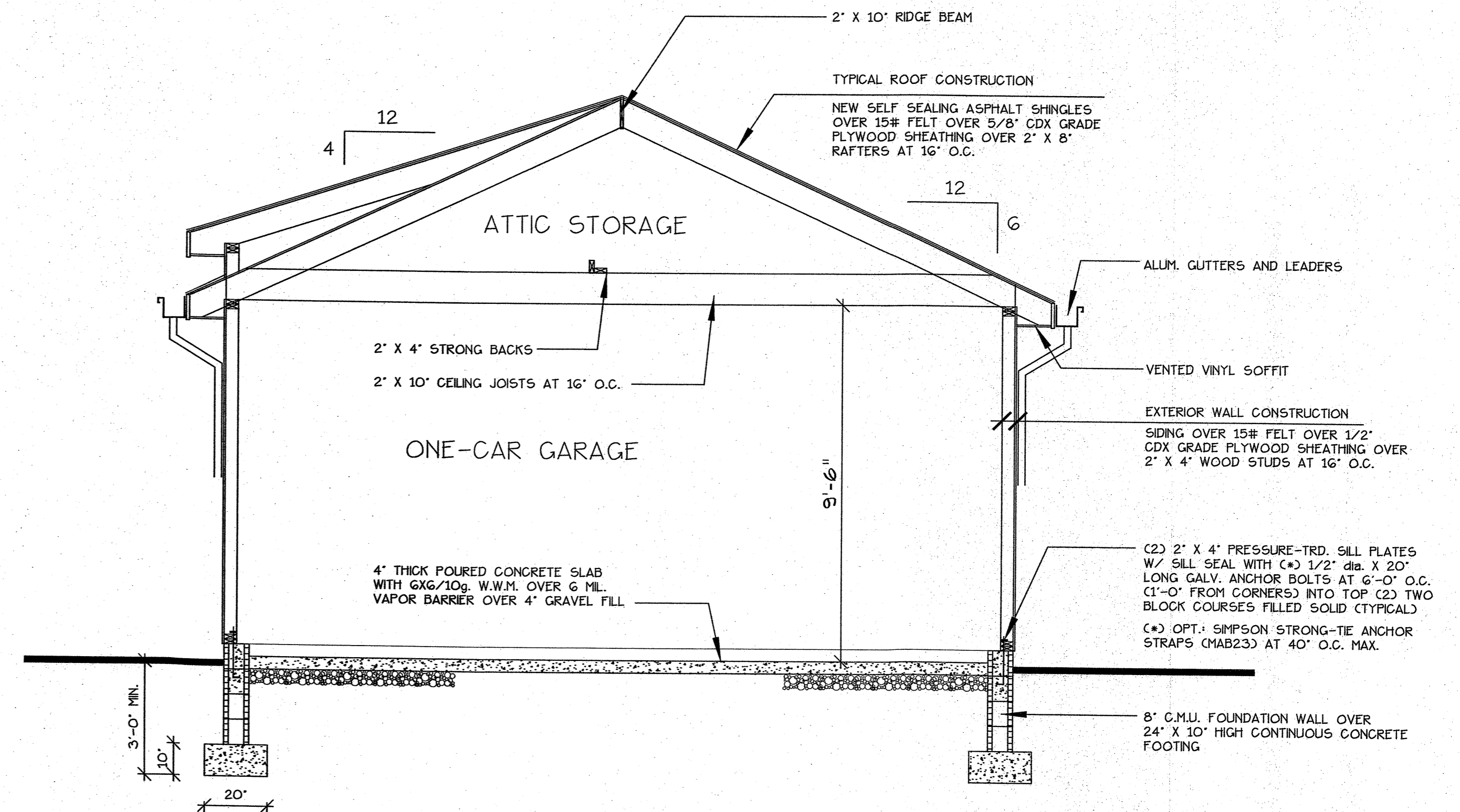
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FOUNDATION PLAN
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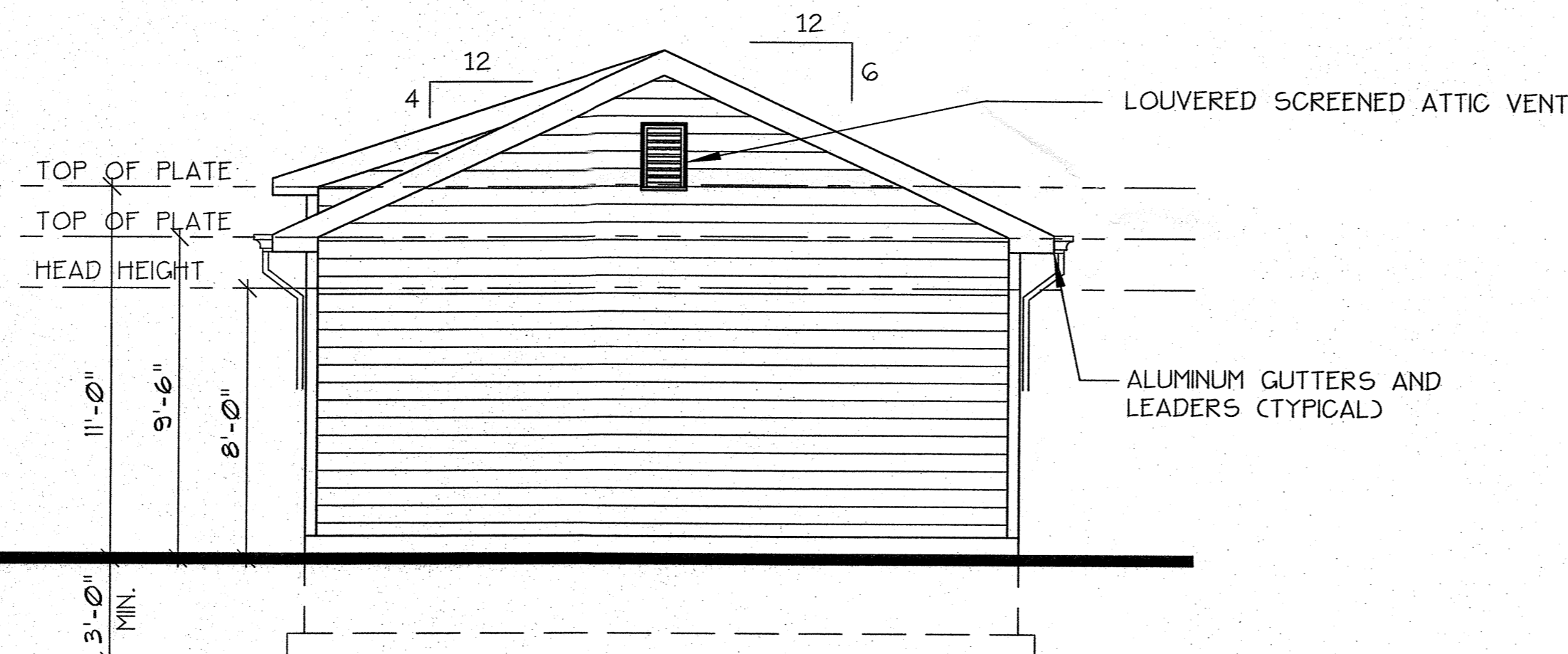
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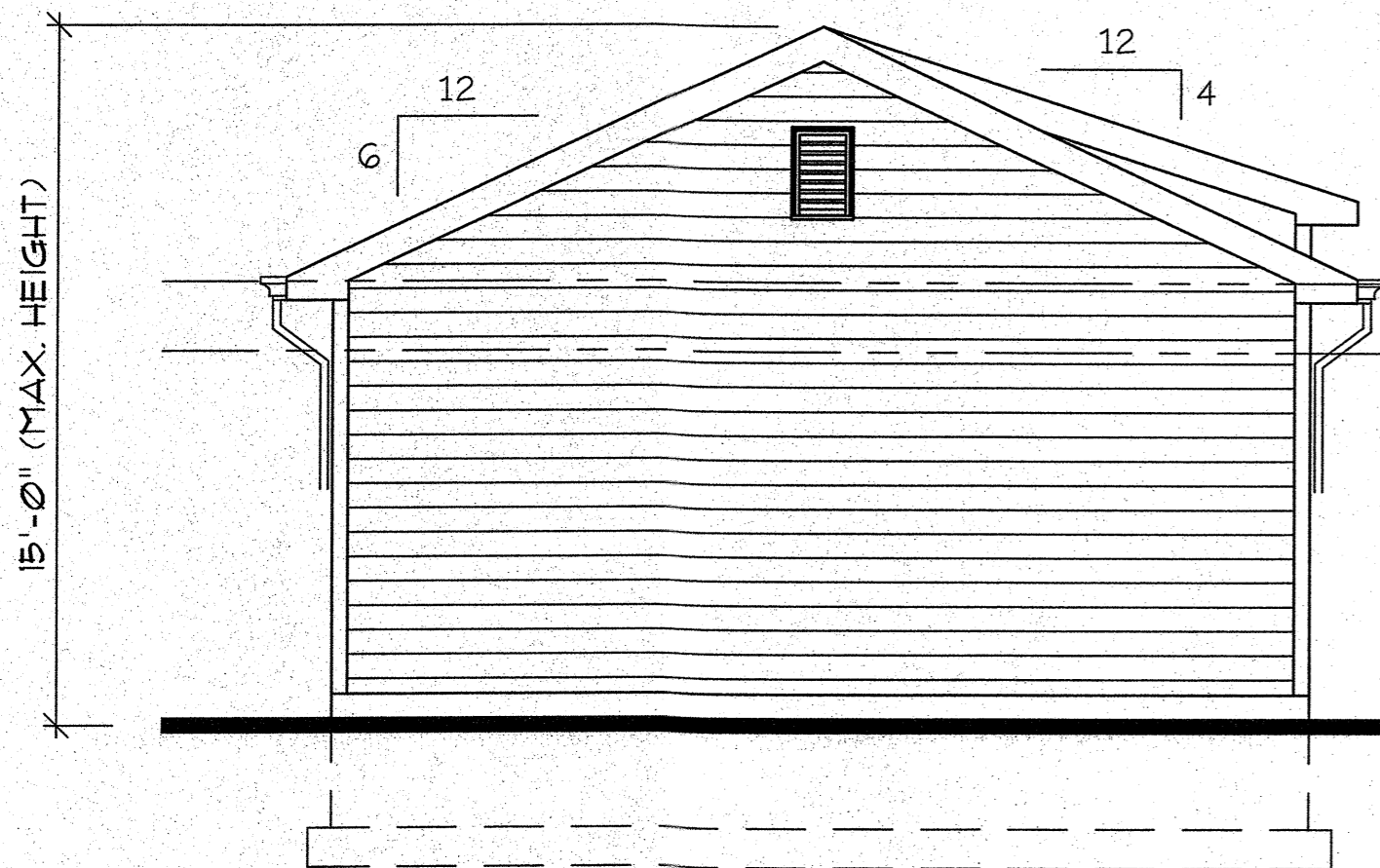
B GARAGE SECTION
SCALE: 3/8" = 1'-0"



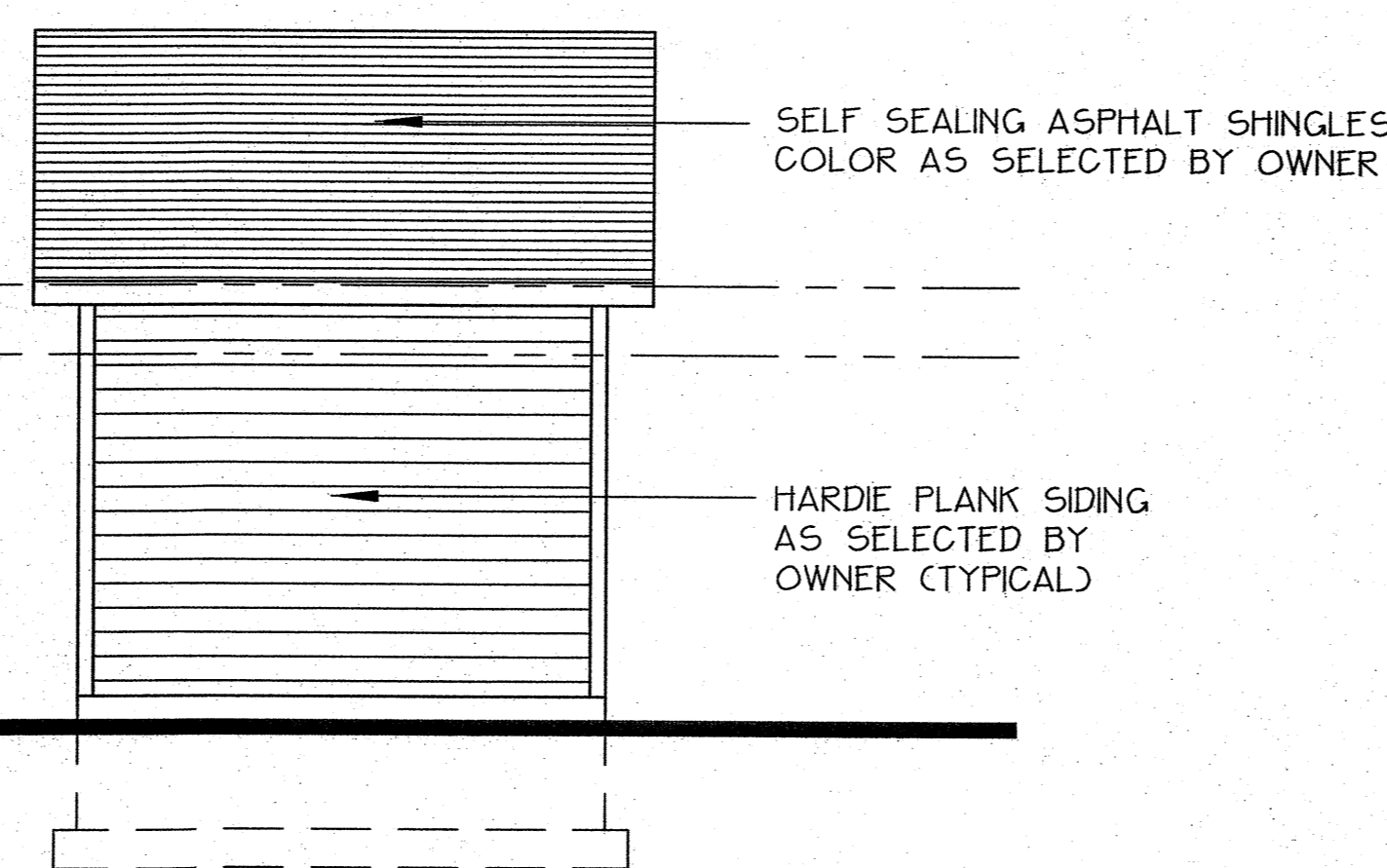
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

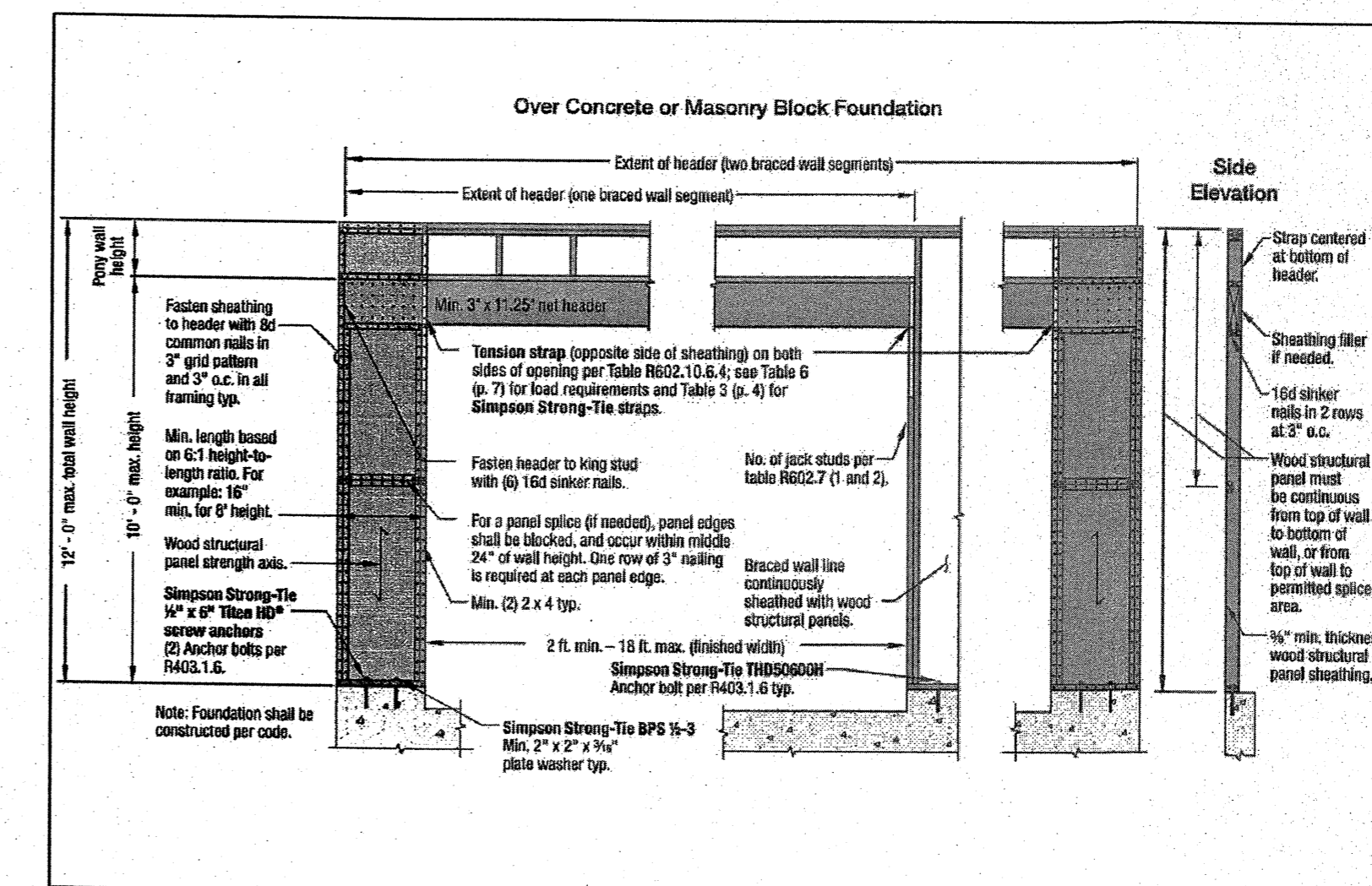


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"

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SIMPSON STRONG-TIE TENSION STRAPS EACH END
UP TO 9'-0" WIDE OVERHEAD DOOR = 'LSTA21'
UP TO 16'-0" WIDE = 'MSTA30' OR (2) 'LSTA21'

NARROW WALL FRAMING DETAIL
NOT TO SCALE

**GARAGE PLANS
GARAGE ELEVATIONS**

NARROW WALL FRAMING DETAIL **A-7**

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